

# City of Minot

Mr. Daniel Heffernan  
Brownfields & Site Assessment Unit  
U.S. EPA Region 8  
1595 Wynkoop Street (EPR-B)  
Denver, CO 80202-1129

December 3, 2012

**RE: Application by the City of Minot, North Dakota to the United States Environmental Protection Agency for a Fiscal Year 2013 Community-Wide Assessment Grant for Petroleum and Hazardous Substances Brownfields**

Dear Mr. Heffernan:

The City of Minot, located in Ward County, North Dakota, is pleased to submit the enclosed application to the United States Environmental Protection Agency (U.S. EPA) for a Community-Wide Assessment Grant for Petroleum and Hazardous Substance Brownfields as part of the U.S. EPA Fiscal Year 2013 Brownfield Grant Competition. Funding is requested in the amount of \$400,000. Funding will be utilized during a project period of 3 years to address hazardous substances and petroleum brownfield properties located within the City of Minot, North Dakota, which has an estimated population of 40,888 according to the 2010 U.S. Census data. **Minot has never been awarded a U.S. EPA Brownfields grant.**

Contact information for the highest ranking elected official (Mayor Curt Zimbelman) and the project director (Donna Bye) is provided below:

<b>Name and Title</b>	Curt Zimbelman, Mayor	Donna Bye (Project Director), City Planner
<b>Organization</b>	City of Minot	
<b>DUNS No.</b>	07-649-8799	
<b>Address</b>	Minot City Hall 515 2 <sup>nd</sup> Avenue SW Minot, ND 58701	1025 31 <sup>st</sup> St. SE P.O. Box 5006 Minot, ND 58702
<b>Phone Number</b>	701-857-4750	701-857-4100
<b>Fax Number</b>	701-857-4751	701-857-4130
<b>Email Address</b>	mayor@minotnd.org	donna.bye@minotnd.org

The City of Minot is the county seat of Ward County and the fourth largest community in North Dakota and serves as a regional hub for the northwest corner of the state. Two events have severely influenced Minot over the past few years: 1) the development of the nearby Bakken oil shale field, which has made North Dakota the second-leading oil producing state in the nation and has resulted in an unusual population growth, and 2) flooding of the Souris River in 2011, which has had a devastating effect on the community. It is estimated that over 12 years, the City has grown by 30 percent, with the bulk of that growth happening in the last 2 years. In regards to the flooding of 2011, at its peak, the River flowed at 27,400 cfs – approximately a 550% increase from the previous 1969 record flood. Approximately 25 percent of Minot sustained damage from the flood. This figure includes over 4,100 homes with 3,100 lost or extensively damaged. There were 11,000 individuals displaced.

This rush of new residents from the development of the oil fields combined with the destruction of critical infrastructure and housing from the flooding in 2011 is placing a heavy strain on our community. The October 16, 2012 report, *City of Minot Unmet Needs Assessment*, estimated that the City has **\$1.09 billion in unmet needs related to flood recovery** which was defined as

The Magic City

“funding that remains after FEMA, insurance, SBA, and non-profit agencies have all been utilized”. Given the City’s 2012 budget of \$85 million, and the current rate of inflation, it would take us approximately **45 years to pay off this cost** on our own.

We need the assessment grant to evaluate existing and flood deposited contamination within this defined flooded area so that redevelopment can begin, homes can be repaired and infrastructure repairs can be made. Working with local developers and community groups, we have developed the “Imagine Minot” plan which calls for a \$140 million investment to redevelop the sections of our downtown that were heavily impacted by the flood. By reinvigorating 36 blocks in the heart of our City, we can address our immediate need for low and moderate income housing needs.

The assessment grant will be a vital catalyst for our “Imagine Minot” brownfield redevelopment project. The assessment grant can fund the collection of site condition data needed to support project feasibility, design, liability management, and remediation planning. The project will include an inventory of hazardous substance and petroleum brownfield properties located throughout “Imagine Minot” downtown redevelopment area as well as other flooded locations adjacent to the Souris River. The assessment grant will allow proposed developers to determine what hazardous materials abatement will be required.

The City, together with our partner organizations, looks forward to working with the U.S. EPA on this project. If you have any questions related to the City’s proposal, please contact me at your earliest convenience.

Sincerely,

CITY OF MINOT

A handwritten signature in dark ink, appearing to read "Donna Bye", is written over the typed name.

Ms. Donna Bye

Project Director – City Planner

cc: Mr. Don West, Environmental Management Support, Inc. (8601 Georgia Avenue, Suite 500, Silver Spring, MD 20910)

## **1. COMMUNITY NEED**

**a. Health, Welfare, and Environment:** The City of Minot is the Ward County seat and the fourth largest community in North Dakota (ND). The City's economy has historically been focused on agriculture, transportation, manufacturing, and energy. Minot, serving as a regional hub for northwestern ND, has experienced 12% population growth over the last decade, driven largely by development of the nearby Bakken shale field, which has made ND the second-leading oil producing state in the nation. City leaders have found themselves dealing with problems that would be considered blessings in most of the United States. Instead of workers struggling to find jobs, employers struggle to find workers. The lack of available housing has hindered Minot's ability to attract and retain workers. Between 2007 and 2010, more than 1,000 apartment units and 600 homes were built to provide additional housing.

Development was centered on the Souris River which winds its way through the downtown area, providing manufacturing businesses a source of water and current residents with recreational opportunities. The Souris River, also known as the Mouse River, is a source of drinking water for many downstream ND and Canadian communities. After a disastrous 1969 flood, Minot built dikes designed to protect the City against a 100-year flood. As record rain fell in northern Canada during May 2011 and flowed southward in the River, the City hired contractors to raise the dikes to withstand the River's record flow of 5,000 cubic feet per second (cfs) measured during the 1969 flood. On June 21, 2011, the Minot Daily News reported that an "unstoppable, historic" flood was imminent. On June 26, 2011, flooding exceeded previous records when the River crested at 1,561.72 feet above sea level, 3 feet above the previous record. **At its peak, the River flowed at 27,400 cfs – a 550% increase from the previous 1969 record flood.**

The Souris remained at flood stage for weeks, wreaking havoc on efforts to clean up and assess damage. After the flood water receded, Minot residents found that a 4-mile long swath of the River located in the downtown area, the oldest and most heavily developed portion of the City, took the brunt of the flood damage. **Approximately 25% of Minot sustained damage from the flood. This figure includes over 4,100 homes with damage and 3,100 homes lost or extensively damaged. There were 11,000 individuals displaced.** Six of Minot's public schools were severely damaged. Erik Ramstad Middle School, the only middle school serving Minot, and Lincoln Elementary School were damaged beyond repair. Twelve of 27 sanitary lift stations were inundated with water. All of the City's water wells were inundated, and many other vital components to the City's infrastructure were damaged. The flood also damaged 265 government-owned properties and the hospital.

The flood destroyed Minot's housing gains and transformed an acute housing shortage into a crisis. According to Minot's City Assessor, the flood damaged at least 2,360 rental housing units (800 single family, duplex, and triplex rental homes, 60 apartment buildings with at least 4 units per building, and 1,500 "stick-built" rental units) not including mobile homes. The Federal Emergency Management Agency (FEMA) brought in over 1,550 trailers to address some of the short-term housing need – **FEMA's third largest housing mission ever.** Minot's housing situation is so dire that the Department of Defense has designated the Air Force Base as a non-concurrent travel area. When a military member is transferred to Minot, they are required to live on base in dormitories until they are able to secure housing on or off base.

Minot is still recovering from the 2011 flood, with many citizens unable to move out of temporary housing as homes and apartment complexes that were flooded are still uninhabitable. The City needs the assessment grant to evaluate previous and flood deposited contamination. Many of the downtown commercial facilities impacted by the flood also provided housing in apartments located above the main floor. Several of these apartments are located within Census Tracts 101 and 107 (primary focus areas for the grant), with the highest degree of poverty and the highest percentage of elderly households that rent.

**i) Effect of Brownfields on the Targeted Community:** Although a systematic inventory of brownfield sites in the City has not been completed to date, data on the number of sites with documented environmental impacts within the City is available through databases maintained by the ND Department of Health (ND DOH) and the United States Environmental Protection Agency (U.S. EPA). There are 2 Comprehensive Environmental Response, Compensation, and Liability Information System sites listed. ND DOH has identified 54 releases to groundwater within Minot. The City has identified at least 300 additional undocumented brownfield sites within its boundaries, including salvage yards, dumps, dry cleaners, automobile repair shops, former gas stations and manufacturing facilities. More importantly, the City has identified undocumented brownfield

sites within its downtown area and a two block perimeter, including 110 heavy industrial/commercial facilities, 20 automotive repair shops, one salvage yard, and three herbicide/pesticide storage facilities.

Unfortunately, the flood has essentially made most of the flood damaged buildings downtown and flood inundated vacant land bordering the River into potential brownfields as flood waters deposited sediment laden with a toxic stew of petroleum, agricultural chemicals and debris throughout the area. Even without the devastating impact of the contaminated floodwaters, Minot has several individual brownfield sites which have significantly impacted the health, welfare and environment. The former Robinson Insulation Company plant (826 4<sup>th</sup> Ave NE in the downtown area), operated from 1945 to 1983 during which time the plant processed 26,000 tons of vermiculite ore contaminated with asbestos. From June 2001 through April 2002, the U.S. EPA collected environmental samples at the site and nearby locations. Results showed residual asbestos inside the former processing buildings, in site soils, and at several locations near the site. Under U.S. EPA supervision, the former processing buildings were torn down. Soils containing asbestos were removed and replaced with clean fill. It is likely that the processed slag associated with this site, which still contained asbestos material, was used throughout the downtown area for landscaping or as general fill, exposing residents to a known carcinogen.

The former Porter Brothers Salvage yard (424 3rd St NE) is located within the downtown area and adjacent to the Souris River. Documented lead and volatile organic compounds (especially tetrachloroethene) releases in soil and groundwater are suspected of migrating onto adjacent residential properties. These contaminants pose significant health threats through ingestion, inhalation, or direct contact with contaminated particulates and vapors, increasing the likelihood of cancer, respiratory illnesses, birth defects, miscarriages, and neurological damage, particularly in children. The ND DOH has identified cases of children with elevated blood lead levels in the neighborhood surrounding this site.

ii) Cumulative Environmental Issues Impacting the Targeted Community: Several of the contaminants identified at brownfield sites within the City boundaries are known carcinogens, such as asbestos, arsenic, benzene, and tetrachloroethene. The environmental conditions at these sites have not been adequately assessed, leaving adjacent residents unaware of the potential health risks and vulnerable to contamination exposures. Most of these sites are not sufficiently secured to prevent public access nor are they sufficiently characterized or controlled to preclude the potential for exposures from inhalation or ingestion of volatilized contaminants, contaminated particulates, or contaminated groundwater.

Sites with confirmed contamination and potential brownfield sites are disproportionately concentrated along the Souris River and in areas bordering the City's downtown. These areas are represented by Census Tracts 101 and 107 with neighborhoods and commercial areas experiencing economic distress. With approximately 54% of the housing stock built before 1969, many of these rental homes/apartment buildings likely have environmental concerns related to lead paint and asbestos insulation. The 2011 flood has exposed residents of these Census Tracts to a variety of environmental hazards, including mold, and a wide range of toxic substances resulting from the River being the receptor of agricultural and industrial runoff from upstream areas in ND and Canada. Many of the dwellings in these areas need to be evaluated/renovated/repared before they are livable – displacing many of the City's most vulnerable residents into the temporary solution of FEMA trailers.

iii) Health and Welfare of Sensitive Populations: To comprehend the impact of brownfields on City residents, it is necessary to understand the City's demographics. According to the 2010 U.S. Census data, the population of the City was 40,888. Of this number, Caucasians represented approximately 90.2% (36,863) of the total population. Minority populations within the City included Hispanics at 2.7% (1,117), American Indians at 3.2% (1,328), Asians at 0.9% (376), and African Americans at 2.33% (933). While the number of minorities in the City is small, these sensitive populations primarily reside in dilapidated housing, much of which is located in the flooded downtown areas and adjacent to many possible brownfield properties, such as former gas stations, repair shops, and salvage yards. Many of the City's low-income residents live in these same neighborhoods near old commercial and industrial developments. Many poor and elderly residents are in the areas most affected by environmental issues. Further hindering children and minorities living in the downtown and other flooded areas is their limited access to healthy foods. According to the U.S. Department of Agriculture's (USDA's) Food Desert Locator Map, Census Tract 107 (one of our priority focus areas) has been categorized as a food desert with 54.1% of its residents having low access to healthy foods.

The City's sensitive populations are most susceptible to the detrimental health effects of exposure to environmental contamination because of overall lower levels and quality of nutrition and health care. The North Dakota 2009 Middle Youth Risk Behavior Survey reports that 20.1% of Minot middle school students currently have asthma compared to 17.9% in the state as a whole. Due to ND's limited population and need to comply with the Health Insurance Portability and Accountability Act of 1996 Privacy Rule, ND DOH does not make blood lead data available on a community, ZIP code or county level. However, the state-wide data show that the number of children identified with blood lead poisoning from 2006 to 2009 increased by 650%. Although the lead poisoning is known to be primarily associated with exposure to deteriorating lead based paint in older residences, children with higher levels of lead are more susceptible to the additive negative impact of lead associated with brownfield sites where lead is often the predominant constituent of concern and present at or near the ground surface. **The ND DOH has identified cases of children with elevated blood lead levels in the neighborhood surrounding the former Porter Brothers salvage site.** Assessing contamination from brownfield sites to allow remedial planning for cleaning up contamination is one way the City can help minimize and reduce these negative health effects.

The assessment grant will help Minot to investigate the real/perceived health threats brownfields pose to its residents in the downtown and other flooded areas bordering the Souris River. Minot will use grant funds to conduct assessments on brownfield sites to investigate the impact of these sites on nearby sensitive populations. The assessment grant will enable the City to mitigate threats through site assessments designed to characterize the nature and extent of contamination, followed by direct remediation and/or redevelopment to reestablish site control (engineering and/or institutional controls). If off-site contaminant migration is confirmed, the expertise of the First District Health Unit (FDHU) (a key partner for this project) will be called upon to: help identify/verify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations; design and conduct notification/education programs; and coordinate health testing (e.g., blood-lead tests in children and adults).

#### b. Financial Need:

i) Demographic Data: Required demographic data for Minot, ND, and the United States as a whole, are presented in the table below, as well for two Census Tracts that have will be priority areas for assessment due to their containing the greatest both the highest concentration of brownfield sites as well as the largest percentages of minority and low-income residents.

Data Type	Year	Census Tract 101	Census Tract 107	Minot	North Dakota	United States
Population <sup>1</sup>	2010	3,092	7,038	40,888	672,591	308.7 M
Unemployment Rate <sup>2</sup>	2010	NA	NA	3.7 %	3.9 %	8.2 %
Poverty Rate <sup>3</sup>	2010	16.8 %	15.4 %	10.0 %	12.3 %	15.1 %
% Minority Population <sup>1</sup>	2010	17.8 %	11.9 %	11.2 %	11.1 %	26.7 %
Median Household Income <sup>3</sup>	2010	\$29,780	\$34,311	\$44,452	\$46,781	\$49,445

M = million. <sup>1</sup>Data is from the 2010 U.S. Census data and available at <http://www.census.gov/>. <sup>2</sup>Data is from the Bureau of Labor Statistics and available at [www.bls.gov](http://www.bls.gov/). <sup>3</sup>Data is from the 2010 American Community Survey and available at [http://www.census.gov/newsroom/releases/archives/income\\_wellbeing/c11-157.html](http://www.census.gov/newsroom/releases/archives/income_wellbeing/c11-157.html)

The demographic indicators for the City as a whole are similar to those for ND. Data are included on the table for the two Census Tracts that include the industrial sections of the downtown along the Souris River. In the priority Census Tracts, incomes are significantly lower and poverty rates are approximately 50% to 70% higher than the City as a whole. Although the demographic data from 2010 shows a much lower median household income and a higher family poverty rate compared to the national average, **Minot's 2010 demographic data does not accurately reflect the added effects of the life changing flood events of 2011.**

ii) Economic Impact of Brownfields on the Targeted Community: The 2011 flood has essentially made most of the downtown and other flooded areas into brownfield areas as flood waters deposited contaminated sediment throughout the area. The October 16, 2012 report, *City of Minot Unmet Needs Assessment*, estimated that the City has **\$1.09 billion in unmet needs related to flood recovery**. Minot's community "safety net" has also been affected as more than a dozen houses of worship were impacted by the flood – many so severely damaged that recovery might not be possible. Dealing with the personal, community and governmental financial outfall will slow economic recovery in the City for years to come.

In an effort to understand the flood impacts to the Minot business community, the Minot Area Chamber of Commerce (MACC), Minot Convention and Visitors Bureau (MCVB), and Minot Area Development Corporation (MADC) sponsored the *Minot, North Dakota Business Recovery Survey* ([http://www.minotrecoveryinfo.com/uploads%5Cresources%5C80%5Ccofm\\_unmet-needs-assessment\\_110712.pdf](http://www.minotrecoveryinfo.com/uploads%5Cresources%5C80%5Ccofm_unmet-needs-assessment_110712.pdf)). According to the survey, Minot's businesses incurred over \$300 million in losses and costs due to the flood. Approximately 164 businesses were identified as severely impacted with a direct loss of over 550 jobs and 800 employees permanently leaving the Minot area due to flooding. A later business survey found that one in three businesses need to expand their workforce – which will require an additional 1,500 employees <http://www.rallyminot.com/news/detail.asp?newsID=224>. Lack of housing for employees was a common reason for understaffing. The additional cost of potential contamination deposited by floodwaters remains undefined.

iii) Other Demographic Data Demonstrating Economic Need of Area Residents: Median household income, poverty rates, and other indicators of economic distress are presented in the following table for the United States, ND, and the City. In addition, data are presented for Census Tracts 101 and 107, where the highest concentrations of contaminated sites are present, as well as the highest percentages of residents in most of the sensitive population categories.

#### Economic Distress Factors

Data Type	Year	Census Tract 101	Census Tract 107	Minot	North Dakota	United States
Per Capita Income <sup>1</sup>	2010	\$21,807	\$24,658	\$25,507	\$25,803	\$26,530
Family Poverty Rate <sup>1</sup>	2010	13.1 %	15.2 %	8.2 %	7.2 %	10.1 %
Households that Rent <sup>2</sup>	2010	68.9 %	45.6 %	39.3 %	34.6 %	34.9 %
Elderly Households that Rent <sup>2</sup>	2010	61.9 %	42.6 %	29.9 %	27.5 %	16 %

<sup>1</sup> Data is from the 2010 U.S. Census data and is available at <http://www.census.gov/>. <sup>2</sup> Data is from the 2010 American Community Survey and is available at [http://www.census.gov/newsroom/releases/archives/income\\_well/cb11-157.html](http://www.census.gov/newsroom/releases/archives/income_well/cb11-157.html)

The demographic indicators for the City as a whole are similar to those for ND as a whole. Data are included on the table for the two Census Tracts that include the industrial sections of the downtown along the Souris River. Although the economic distress factors from 2010 shows a lower per capita income, a higher family poverty rate, and a higher number of households that rent compared to the national average, **the data does not accurately reflect the added effects of the life changing flood events of 2011.**

Minot had an on-going housing shortage before the 2011 flood due to the continued demand of Minot Air Force Base personnel forced to live in the City due to a shortage of base housing and by energy workers looking for temporary housing. As described in Section 1, the flood damaged at least 2,360 rental housing units resulting in a greatly increased demand for rental units with a greatly decreased supply. On May 25, 2012, FEMA reported that 1,478 households were still residing in FEMA trailers. According to FEMA, the lack of rental housing is the greatest obstacle to rehousing these individuals.

Census Tract 101 has a median household income 65% of the ND average and 57% of the U.S. average, a family poverty rate 1.94 times the ND average, a rental rate approximately double that of the ND average and elderly rental rates that are 2.25 times the ND average and 3.87 times the U.S. average. Census Tract 107 has a median household income 78% of the ND average and 69% of the US average, a family poverty rate 1.88 times the ND average and elderly rental rates that are 1.54 times the ND average and 2.66 times the U.S. average. These residents are not able to devote more of their available income to address skyrocketing housing costs.

The Department of Housing and Urban Development (HUD) lists the FY 2012 fair market rents in Ward County, including Minot, as: \$449 for an efficiency, \$558 for a one bedroom, \$686 for a two bedroom, \$947 for a three bedroom and \$1,124 for a four bedroom dwelling. The Minot Housing Authority offers its low-income clients housing assistance of \$488 for a one-bedroom apartment and \$593 for a two-bedroom apartment. When rental units are available, most of the requested rents greatly exceed the HUD fair market rate with a median rental price of \$2,500/month. Some housing developments have withdrawn from HUD low-income programs in order to charge higher rents. This happened to the residents of The Manor Apartments (within Census Tract 107) when they received notice on October 6, 2011 that 91 subsidized units were converting to conventional units with an average rent increase of \$615/month.



iv) Other Limiting Economic Factors: Limited City budgets and flood recovery costs have reduced available local funding for efforts to encourage and support brownfield redevelopment. No current state or local funds support initial site assessment efforts needed to demonstrate that a site is or is not contaminated. Local brownfield redevelopment support money could be available through the ND Tax Incremental Financing (TIF) program, but only after a site is demonstrated to be contaminated and redevelopment of the property generates additional tax revenues. The need for a developer to self-fund the environmental assessment and due diligence activities before a proposed redevelopment can be eligible for state support is a major hurdle for the redevelopment of brownfield sites. The assessment grant will provide needed funds to begin identifying and assessing brownfields, essential tasks in a brownfield redevelopment strategy that will enable additional financial assistance opportunities.

Due to flooded property conditions, the possible presence of contaminated sediment associated with the flood, and the availability of “greenfield” sites on the City outskirts, there are few developers willing to purchase and cleanup these sites on their own. State imposed limits on municipal levies have also reduced the City’s ability to provide funding to address these sites.

v) Existing Grantee Justification for Additional Funding: Not applicable.

## **1. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS.**

**a. Project Description:** The City’s desired outcomes for this project are revitalization of brownfield sites leading to improved community well-being, increased affordable housing, and increased local tax revenues. This project will be part of the City’s larger plan to address the overall needs of its residents, businesses, and visitors. Revitalization of brownfield sites is identified as a key objective not only in the City’s Comprehensive Plan but also the City’s Flood Recovery Plan. The Comprehensive Plan addressed brownfields through goals, objectives and strategies, as a vital component of its economic development plan.

Working with local developers and community groups, the City has developed the “Imagine Minot” plan which calls for a \$140 million investment to redevelop the downtown by reinvigorating 36 city blocks (including portions of Census Tracts 101 and 107) in the heart of the City. Proposed mixed-use buildings in Minot’s new downtown district will feature ground level commercial space with residential housing in the upper levels. Additionally, parking structures, green space for a large park and updated medical spaces will make for a highly walkable area. The plan-related projects will lead to sustainable mixed use developments with 50% of the new housing units dedicated to low and moderate income housing. The development of new affordable rental units is critical to the City’s long term recovery.

The grant will be a vital catalyst for the “Imagine Minot” plan as it relates to redevelopment of brownfields. The assessment grant can fund the collection of site condition data needed to support project feasibility, design, liability management, and remediation planning. The project will include an inventory of hazardous substance and petroleum brownfield properties located throughout the “Imagine Minot” downtown redevelopment area as well as other flooded locations adjacent to the Souris River. The assessment grant will determine if contamination is present and allow proposed developers to determine what hazardous materials abatement will be required.

The City intends to use a portion of the assessment grant to conduct a City-wide inventory of brownfield sites. The inventory efforts will focus on acquiring and integrating into geographic information system (GIS) format, various environmental data sets that are relevant to identifying, prioritizing and assessing brownfields. A brownfield advisory committee (BAC) will be formed with representatives from the City, Ward County, and various community based organization (CBO) partners. Seven of the CBOs, municipal and governmental partners have committed to participate on the BAC (see Section 3 ii c). These and other community members will assist with identification and prioritization of sites, communication of information to the public and various stakeholders, and subsequently provide various types of input as assessments are completed to help move the sites towards cleanup and eventual reuse/redevelopment.

Phase I and II environmental site assessments (ESAs) will be completed on select high priority sites that meet the U.S. EPA site-specific eligibility requirements. A significant portion of the grant funding will be reserved for performance of supplemental Phase II ESAs, site investigations, and remedial planning activities on select sites where there is the highest priority due to threats to human health and the environment, or where there is an opportunity to expedite cleanup and reuse or redevelopment of the sites. A detailed description of the proposed scope of work for each task is presented below.

Task 1: Brownfields Inventory – The City will complete an inventory of existing and potential brownfield properties focused on the flooded downtown area but with some components City-wide. Following completion of the initial inventory, sites will be prioritized for assessment based on input from the BAC. In addition to the integration of existing environmental databases pertaining to brownfields, the City will perform the following activities:

- Conduct tours/inspections throughout the flooded downtown area (in particular, Census Tracts 101 and 107) to identify blighted or vacant industrial and commercial properties (and potential brownfield sites) that are not recorded in existing environmental databases.
- Review select City records that are potentially relevant to identifying brownfields (including occupancy and other permits, tax delinquency status, building code violations, etc.).
- Review Sanborn fire insurance maps to identify historic industrial sites and commercial sites such as dry cleaners and gas stations that have a high incidence of environmental impacts.
- Survey local real estate industry representatives for information on sites in the downtown area that are either on the market (but unsold) or off the market (in spite of an interest by the owner to sell) due to known or feared environmental liabilities.
- Review FDHU' records to verify that all sites with known or suspected impacts or threats to public health are being included in the evaluation/prioritization process.
- Document if floodwaters have potentially contaminated the properties.

The inventory will identify and focus attention on sites that are most significant in terms of health impacts, concerns of residents or local government representatives, and/or of interest to the development community. Following completion of the inventory, sites will be prioritized for assessment based on input from the BAC.

Task 2: Phase I ESAs – Minot will contract with an environmental consulting firm to complete Phase I ESAs at up to 16 high priority sites that are perceived or documented to be brownfield sites. Phase I ESAs will meet the requirements of U.S. EPA's All Appropriate Inquiries Final Rule or will follow the standards set forth in the ASTM E1527-05 Phase I Environmental Site Assessment Process.

Task 3: Phase II ESAs, Site Investigations, and Remedial Planning – The City anticipates that most of the grant funds will be focused on this task. The City will contract with a qualified environmental consulting firm to perform Phase II ESAs, supplemental assessment activities, site investigations, and/or remedial planning. The extent of supplemental investigation and remedial planning will be based on the Phase II ESA findings at each site and the size and complexity of sites targeted for assessment.

It is assumed that the scope of work to be completed by the environmental consulting firm will include:

- Preparation of one (1) quality assurance project plan (QAPP);
- Preparation of approximately twelve (12) site-specific sampling and analysis plans and site specific health and safety plans;
- Completion of approximately twelve (12) Phase II ESAs;
- Completion of supplemental Phase II ESA and/or environmental site investigations at approximately four (4) sites;
- Preparation of three (3) remedial action plans; and
- Assistance with preparation of quarterly and annual reports, and other planning activities to be performed by the consultant in support of execution of the assessment tasks outlined above (including but not limited to assistance with negotiation of access agreements, preparation of permit applications for assessment work completed in right-of-ways, etc.).

Task 4: Community Outreach and Involvement – To assure community residents and other stakeholders have meaningful participation in the project, and their concerns are effectively identified and fully considered, community outreach activities will be the most public and inclusive portion of the project. This will involve public meetings and forums, development of marketing and informational materials, joint outreach and education efforts with community partner organizations, and other activities, as detailed in later sections of this grant application.

The City will conduct community outreach at the beginning of the project, which will include education about the project, its applicability, and the availability of funds. Subsequent community participation will focus on information dissemination and input solicitation for assessment and redevelopment activities at



specific sites. The City will solicit residents for information regarding their knowledge of local brownfields and their concerns over real or perceived health threats.

The first step in this process will be distributing information on the grant to the community via the organizations listed in Section 3.a. The City will then solicit input from the community on their approach to spending the grant funds and will incorporate community suggestions. The City will also solicit community input for potential brownfields to include in its brownfield sites inventory. The City will prepare a draft Work Plan, coordinate public announcement of the grant award and project, and solicit public comments on the draft Work Plan. Following completion of Phase I ESAs, Phase II ESAs and remedial action plans, the City will share the findings with the community to solicit public input.

Under this task, City staff will attend two U.S. EPA National Brownfields Conferences, and participate in environmental assessment or redevelopment workshops or training sessions. Travel and associated costs for two City staff members are included in the budget outlined below.

i) **Budget:** It is acknowledged by the City that sites to be assessed using U.S. EPA grant funds during implementation of Tasks 2 and Task 3 will meet the site-specific eligibility requirements and will be subject to U.S. EPA approval prior to expenditure of funds. All contracted services will be procured in accordance with 40 CFR 31.36. U.S. EPA grant funds will not be used for administrative costs.

The proposed budget for the assessment grant project is presented below.

Line #	Budget Categories	Task 1	Task 2	Task 3	Task 4	Totals
		Brownfield Inventory	Property Access Agreements and Phase I ESAs	Phase II ESAs, Site Investigations, Remedial Action Plans	Community Outreach	
Budget Allocation for Hazardous Substance Grant Funding						
1	Personnel					
2	Travel				\$2,000	\$2,000
3	Equipment					
4	Supplies	\$1,500			\$1,500	\$3,000
5	Contractual	\$7,500	\$30,000	\$150,000	\$7,500	\$195,000
6	Subtotals	\$9,000	\$30,000	\$150,000	\$11,000	\$200,000
Budget Allocation for Petroleum Grant Funding						
7	Personnel					
8	Travel				\$2,000	\$2,000
9	Equipment					
10	Supplies	\$1,500			\$1,500	\$3,000
11	Contractual	\$7,500	\$30,000	\$150,000	\$7,500	\$195,000
12	Subtotals	\$9,000	\$30,000	\$150,000	\$11,000	\$200,000
13	TOTALS	\$18,000	\$60,000	\$300,00	\$22,000	\$400,000
14	Estimated # of Sites to Be Assessed		16	12	NA	NA

ESA = environmental site assessment, NA = not applicable

**Task 1 Budget:** The budget for contractual services includes \$15,000 for an estimated 150 hours of work by the consulting firm assisting with the inventory at an average billing rate of \$100 per hour. It is anticipated that the inventory will require up to 32 hours for completing a drive-by inspection and inventory of select commercial and industrial properties within targeted areas, 40 hours for review of Ward County and City permit, building inspection and tax records, 24 hours for extraction of data from State and Federal databases and associating the data with parcel numbers in the City's property GIS, 24 hours for review of historical records, 16 hours for compiling all data into GIS compatible formats, and 14 hours for assisting with the site scoring and prioritization process. The \$3,000 budget for supplies includes \$2,500 for acquisition of

historical fire insurance maps and other records from an environmental data information service, and \$500 in photocopying and other costs associated with obtaining records from other sources.

Task 2 Budget: The budget for Task 2 assumes sixteen (16) Phase I ESAs will be completed by the consultant at an average cost of \$3,750 (\$60,000 total), including time for research and preparation of eligibility determinations for each site and obtaining agreements with property owners on an as-needed basis.

Task 3 Budget: The budget for this task assumes completion of the following assessment activities by the environmental consulting firm:

- Preparation of the QAPP at an estimated cost of \$8,500;
- Completion of twelve (12) Phase II ESAs at an average cost of \$17,000 (\$204,000 total);
- Completion of supplemental Phase II ESAs activities or site investigations at four (4) sites at an average cost of \$13,000 (\$52,000 total); and
- Preparation of three (3) remedial action plans at an average cost of \$7,500 (\$22,500 total).

The costs for the Phase II ESAs and supplemental Phase II ESAs/site investigations include budget for preparation of site-specific sampling and analysis plans and health and safety plans for each site. In addition, \$13,000 is budgeted for assistance to be provided by the consultant with preparation of quarterly and annual reports, and other planning activities to be performed by the consultant in support of execution of the assessment tasks outlined above.

Task 4 Budget: The budget for community outreach includes \$15,000 for the City to contract with a consulting firm to perform facilitated community outreach meetings. The budget includes \$4,000 for travel, fees and lodging expenses for the City's brownfields project manager to attend two (2) U.S. EPA National Brownfields Conferences. Travel costs are estimated assuming attendance at two, 4-day brownfield conferences, with airfare costs of \$1,000 per conference (\$2,000 total), and daily expenses for hotel and meals of \$200 per day (= \$1,600 for 8 days), and \$50 per day for incidentals (taxi rides, parking, seminar fees, etc.; = \$400 total for 8 days). Budgeted supply costs for Task 4 of \$3,000 include \$1,500 for printing costs, \$700 for mailing expenses associated with public notices, and \$800 for display boards and similar graphic displays for use at public meetings.

ii. Plan for Tracking and Measuring of Progress towards Expected Project Goals, Outcomes, and Outputs: The City's goals for its brownfield project are to reduce environmental threats to area residents, to improve housing options, to reduce sprawl and preserve greenspace, and to improve economic conditions. The City will align these goals to match U.S. EPA's expected outcomes and outputs. The following **outputs** will be tracked and documented on at least a quarterly basis: (1) number of potential brownfield sites identified and prioritized, (2) number of Phase I ESAs performed, (3) number of Phase II ESAs performed, (4) number of environmental site investigations performed, (5) number of sites for which remedial planning is performed, and (6) number of community meetings held. To the extent feasible, all sites assessed will be linked to specific parcel identification numbers, which will facilitate the tracking and documentation of project outputs using the City's GIS. This will also enable the number of parcels of land and acreage associated with each assessment to be tracked.

The City will document, track and evaluate the following **outcomes** on at least a quarterly basis throughout the project: (1) number of sites assessed, (2) number of sites for which off-site risks are identified, (3) number of affordable rental housing units developed, (4) number of sites and acres of land redeveloped, (5) acres of greenspaces created, (6) number of housing sites restored, (7) amount of private investment leveraged for redevelopment projects, (8) amount of other funding leveraged for redevelopment projects, (9) number of jobs created or retained associated with redevelopment projects, (10) increased property and sales tax revenue generated, and (11) increased property value. Progress towards achieving outcomes and outputs will be reported to U.S. EPA via the quarterly progress reports and the ACRES.

iii) Leveraging: The "Imagine Minot" brownfield redevelopment project is a crucial component of Minot's flood recovery and quest for affordable housing for their growing workforce. In a press release dated November 20, 2012, (Attachment F) (<http://www.hoeven.senate.gov/public/index.cfm/news-releases?ID=37540763-9903-444c-b1b7-784c325fdeb8>), ND Senator John Hoeven stated:

*Minot's \$18 million grant request to the Economic Development Administration (EDA) for the city's Imagine Downtown reconstruction project has been approved by the agency's Investment Review Committee... The \$18 million, which is from 2012 EDA disaster recovery funding, will improve and*

*expand Minot's downtown infrastructure in support of the city's larger reconstruction effort. The grant will be combined with approximately \$4.5 million in city match, for a total of \$22.8 million. Half of the Imagine Downtown project will consist of low and moderate income housing...In particular, the EDA grant will help to fund the replacement of destroyed or damaged public downtown infrastructure, including streets, curbs, storm sewers, water mains, street lights traffic lights and other projects, as well as create new infrastructure to support current and active redevelopment projects within the project area.*

As noted in the press release, the City will be directly contributing approximately **\$4.5 million** as a match toward the **\$18 million** EDA funding. Minot has also committed an additional **\$5.3 million** of the Community Development Block Grant (CDBG)-Disaster Recovery funding for downtown infrastructure improvements as well as downtown parking facilities. The ND Department of Trust Lands has agreed to contribute over **\$4.0 million** toward needed sewer lift station repairs. The Minot Area Growth by Investment and Cooperation (MAGIC) Fund, a growth fund to help finance relocations, start-ups and expansions in the Minot area through a 1% sales tax, has approved investing **\$3.0 million** in parking infrastructure improvements as part of the "Imagine Minot" project. Private equity will fund approximately **\$110 million** of the "Imagine Minot" development. The total "Imagine Minot" project cost is estimated at over \$140 million. All of these dollars are in support of the City's larger redevelopment effort, of which the brownfields project will be a key component.

This assessment grant can fund the collection of site condition data needed to support "Imagine Minot" project feasibility, design, liability management, and remediation planning. One of the City's goals for the assessment grant project is to further develop its brownfield project and gain more experience in creatively leveraging resources for redevelopment.

Minot can access the following additional funds to complete site assessment or cleanup planning initiated with assessment grant dollars to support brownfield restoration/redevelopment:

- Renaissance Zone Program – Property tax exemptions for up to 5 years for improvements in the downtown area including Census Tracts 101 and 107. At least 80% of the investment made must consist of capital improvements such as environmental remediation, structural, weatherization, or other improvements.
- Developer equity or developer cash repaid with Tax Increment Financing.
- MAGIC Fund – A growth fund with 40% earmarked for economic development.
- Souris Basin Revolving Loan Fund to finance primarily: 1) Industrial or commercial activities, which will operate within the primary sector of the region's economy, particularly those which will process and/or add value to the region's agricultural and natural resource products. 2) Start-up and expansion businesses (i.e., retail, service, manufacturing, telecommunications, and tourism). Priority is given to businesses which will create jobs for low to moderate income individuals, the long-term unemployed and the underemployed.

A constraint of Renaissance Zone funding, is that property purchases or improvements may not be made prior to application approval. The assessment grant will allow proposed developers to determine what hazardous materials abatement will be required prior to completing a Renaissance Zone application. It should also be noted that the City is adamant about developers paying for a fair share of cleanup and infrastructure improvement costs, and has a track record of successfully negotiating development agreements that fairly and appropriately split these costs with developers. Finally, general funds have been used by the City in the past to pay for costs associated with certain brownfield redevelopment projects. It is anticipated that the City will utilize these and other funding sources to complete environmental cleanup and to address other redevelopment costs as a means to leverage the U.S. EPA assessment grant.

**c. Programmatic Capability and Past Performance:** *Please note that the responses in this section are based on the fact that Minot has not previously been awarded a U.S. EPA brownfields grant.*

i) Management Systems in Place to Direct Activities Under this Grant: Minot has planning, engineering, legal, and other staff with the proven experience and expertise to both manage the brownfield assessment grant project, and provide support services as necessary to move the prioritized brownfield sites from the initial assessment and planning phase through the complete redevelopment process.

Donna Bye has been the Minot City Planner for over 10 years. Ms. Bye manages Minot's Renaissance Zone and ensures that the program meets all of the ND Department of Commerce reporting requirements. She has been at the forefront of Minot's redevelopment efforts and has played a significant role in economic and environmental projects undertaken by the City. Ms. Bye has worked extensively with staff at Ward County, the ND DOH and the FDHU on past projects related to brownfield sites in the City. Prior to her work with Minot, she was the Associate Planner for the City of Sheboygan, Wisconsin where she administered the CDBG Program and the federal and Wisconsin open space grant programs.

In order to assure project continuity in the event that Ms. Bye is no longer available to manage the grant, Mr. Lance Meyer, Minot City Engineer, will serve as the backup project manager and will be actively involved in grant implementation. These City staff members will have the primary responsibility for continued operations and training of any new team members. The City has a professional human resources department that is capable of recruiting qualified replacement staff should the need arise.

Mr. Meyer has been the City Engineer since 2011 and served as the Assistant City Engineer from 2009 to 2011. The engineering and traffic divisions also coordinate the City's Urban Roads Program through the ND Department of Transportation in which the federal transportation dollars are prioritized, programmed and administered to expand and maintain the City's classified streets. Prior to employment at the City, Mr. Meyer was employed at a large civil engineering firm. He managed multimillion dollar municipal engineering projects and was in charge of construction administration, coordination of field staff, and construction budgets for those projects.

Based on previous grant management experience, the City is qualified to undertake the responsibilities associated with the assessment grant, including: the completion and submittal of a Cooperative Agreement and Work Plan to the U.S. EPA; enrollment in the Automated Standard Application for Payments system; and submittal of progress reports to the U.S. EPA Project Officer, specifying assessment tasks completed, financial tracking, and proposed grant activities. The City will use its knowledge, past experiences and successes with federal and non-federal assistance agreements to effectively manage the assessment grant. The City also understands that the key aspects of a successful project will be open communication and working closely with the community, businesses, developers, and regulatory agencies.

In order to provide the technical expertise needed for successful application of grant funds, the City will retain an environmental consultant to assist in developing the project, tracking the activities funded by the assessment grant, and conducting environmental assessment tasks. Using a qualifications-based selection process, the City will procure a qualified environmental consultant in accordance with 40 CFR Parts 30/31 to provide professional environmental services to support the grant.

ii) Adverse Audit Findings: Minot has not received adverse audit findings from an OMB Circular A-133 audit, an audit conducted by a federal, state, Tribal, or local government inspector or similar organization. There have been no adverse audit findings related to grant administration received by the City during the past five (5) years. For the comprehensive annual financial report for the Fiscal Year ending December 31, 2011, the City was awarded the Government Finance Officers Association of the U.S., and Canada "Certificate of Achievement for Excellence in Financial Reporting" for the 31<sup>st</sup> consecutive year.

iii) Past Performance for Applicants that Have Not Received a Previous EPA Brownfields Grant: According to the City of Minot's Unmet Need Assessment dated October 16, 2012, Minot has received over \$300 million in disaster-related funding assistance over the last 18 months on over 120 projects ranging from \$1,200 to \$41,249,600. Some of the projects include:

- HUD CDBG Disaster Recovery program funds for 7 projects that totaled an estimated \$28,242,502.
- FEMA funds for approximately 100 projects that totaled \$8,082,603.
- EDA funded 2 projects with a total \$22,905,000.
- The U.S. Small Business Administration provided disaster loans totaling \$227,402,300.
- The Federal Highway Administration funded 5 projects for a total of \$3,108,124
- ND Trust Lands, 6 projects were funded for a total of \$15,510,000.

Representative specific projects are described below:

<b>Granting Organization</b>	<b>Grant Title</b>	<b>Project</b>	<b>Amount</b>
HUD	CDBG Disaster Recovery Funds	Northern Sewer Project	\$6,345,000
FEMA	Category A – Debris Removal	Emergency Levee Removal	\$1,145,570
USDA	Natural Resources Conservation Service	Mouse River Debris Removal	\$156,285
Federal Highway Administration	Emergency Relief Program	Roadway Repair Due to Levee Construction	\$420,321
ND Trust Lands	Flood-Impacted Political Subdivision Infrastructure Grant Program	Expansion of the Puppy Dog Sewer in South Minot	\$650,000

As noted previously, the City has an estimated **\$1.09 billion in unmet needs associated with the flood.**

**3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS:** An example of Minot's commitment to public/private partnerships is the Minot Artspace Lofts – a 34-unit artist live/work project under construction in Census Tract 101. The \$9.3 million project, which will also include commercial/exhibition/community space, was funded through assistance from the ND Housing Finance Agency, ND Department of Commerce, the National Equity Fund, Wells Fargo, the Ford Foundation, the Bremer Foundation and was selected from about 3,700 applicants for a national grant from Art Place, a collaboration of federal agencies, arts groups and banks. During the six year planning and funding process, Minot businesses and individuals contributed more than \$400,000 and the City contributed over \$250,000. Designed with space for artist studios, the units will be affordable to households earning below 60% of the median income for Ward County. Rents will range from \$267 to \$626 for the 13 one-bedroom units, \$315 to \$746 for the 13 two-bedroom units and \$358 to \$856 for the eight three-bedroom units.

i) Plan for Involving the Affected Community: The City's ability to involve the affected community in site selection for brownfield assessments, cleanup decisions, and reuse planning will build on efforts that have been implemented to date for FEMA flood recovery efforts, the City's recent Comprehensive Plan update, and the Renaissance Zone program. Following the grant award announcement, the City will draft a press release for circulation in the Minot Daily News and placement on the Latest News section of the City's website <http://minotnd.org/>. The City will also place advertisements with local radio stations and public access television to reach the illiterate members of the community and those without internet service.

The City will schedule up to three public meetings to inform and engage citizens about the assessment grant. MADC will also organize attendance among the business community, developers, and non-profit groups. During the meetings, the City will provide the community with background information on the project, and solicit public input regarding health and welfare issues and redevelopment opportunities. Meetings regarding sites eligible for assessment activities will be held before site activities are initiated to familiarize stakeholders with the rationale for selection of the target site(s) and outline what to expect during and after the assessment process. Following the identification of specific sites, written notices will be provided through door-to-door visits to all property owners or residents located within a 200 foot radius of the targeted brownfield. A third public meeting will be held to address any concerns prior to conducting Phase II ESA activities.

ii) Plan for Communicating Project Progress to Citizens: The City will continue periodic public dissemination of information about the project, and solicit community involvement at each stage of assessment, cleanup, and redevelopment of targeted brownfield sites. The City will report project progress at open forums, such as Renaissance Zone and City Council meetings. The City will also distribute information through the City's website, newsletters, direct notice to community organizations (written, telephone, e-mails, etc.), and the Minot Daily News. The City will use these notification procedures and outlets for all community outreach programs discussed in this section.

During various phases of the brownfield project, the types of community involvement will differ. When sites are identified for assessment, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities that will occur, providing results of the assessments, and explaining health and environmental impacts of findings. If potential health threats to the community are identified, the

FDHU' will become a partner in community involvement and education. When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities, including explanations of plans and solicitation of feedback on those plans, will be implemented. The intensive "information out, feedback in" process will continue throughout the cleanup and redevelopment decision-making process.

The majority of project communications will be in English. Minot has a Limited English Proficiency (LEP) Plan in place to address the City's responsibilities as they relate to the needs of individuals with limited English proficiency language skills. The City reviewed the 2000 U.S. Census Report and determined that 1,571 people (4% of the population) in Minot spoke a language other than English at home. Statistics showed of the 473 that spoke English less than "very well", 180 spoke Spanish, 228 spoke other Indo-European languages, and 25 spoke Asian/Pacific Islander languages. The City has identified employees and local residents who can provide Spanish language interpretation within a reasonable time period. Language interpretation for all other languages will be provided through a telephone interpretation service. City staff have U.S. Department of Commerce "I Speak" cards to assist them in identifying the language interpretation needed through the telephone service. The City is updating the LEP Plan to reflect current demographics.

**b. Partnership Development Plan:** The City will continue its existing partnerships with Ward County, the ND DOH and the FDHU' to help ensure appropriate assessment and cleanup of brownfield sites. The brownfield project will comply with the rules and guidance promulgated by the ND DOH. The City has long recognized the importance of effective partnerships with local, state, and federal agencies in addressing the complex, multi-disciplinary, and multi-jurisdictional issues associated with brownfield sites. The City has identified strengthening of these partnerships as a key "outcome" for the U.S. EPA assessment grant project.

The FDHU Environmental Health Division will assist with the identification/verification of off-site health threats posed by identified contamination; related toxicological issues; and risk evaluations. At sites with documented contamination, the City will work with FDHU' staff during all phases of work under the assessment grant. FDHU' and ND DOH involvement will likely begin during interviews as part of the Phase I ESAs and assessment of documented existing or historic environmental liabilities. Subsequently, input from the FDHU' and ND DOH will be solicited in preparing the site-specific sampling and analysis plans for these sites for Phase II ESAs. At sites where there is no documented contamination, the ND DOH involvement will begin following the discovery/confirmation of the contamination as part of the Phase II ESA. At all sites with documented contamination, it is anticipated that ND DOH will be actively involved with all planning, reporting, and approval processes related to environmental site investigations, environmental monitoring, and/or evaluation of remedial alternatives.

Minot has received letters of support from the ND DOH (Attachment B), the FDHU' and the ND State Emergency Response Commission (SERC) which are provided in Attachment E. The FDHU' will assist Minot's brownfield project by conducting an environmental health review of the impacted properties. When needed, FDHU' staff will review analytical results from the Phase II evaluations and quantify the probable health impacts. A member of FDHU' will serve on the City's BAC. The SERC is assisting Minot in coordinating the flood recovery and will appoint personnel to serve on the BAC.

Minot has also received letters of support from Dakota College and the Quentin N. Burdick Job Corps which are provided in Attachment C. Dakota College is a two-year community college that offers a degree in Environmental Technology which prepares students to perform tasks associated with laboratory and field testing of water, soil and air to determine concentrations and sources of contaminants. The Quentin N. Burdick Job Corps center offers technical training in a variety of "green" subject areas to students in their manufacturing and maintenance programs. Successful graduates of these programs could find employment in the brownfields assessment, remediation, or redevelopment fields.

**c. Description and Role of Key Community-Based Organizations:** The City has a strong record of working in partnership with CBOs and will seek to expand and further build upon these relationships while implementing this grant. The CBOs that will serve as partners on this project include grass roots organizations (to provide a voice for residents in areas most impacted by brownfields), business, and other groups. The roles for eight CBOs are described below, with letters of support and commitment from each organization affirming these roles and their participation provided in Attachment C.

**Minot Housing Authority (MHA) (Tom Pearson, Executive Director – 108 Burdick Expressway East, Minot, ND 58701-4434, Phone: 701-852-0485):** The MHA administers housing programs for the



City. The flood in 2011 destroyed much of Minot's housing and turned an acute housing shortage into a crisis. The MHA will provide a member to serve on the BAC and will assist City's efforts to spur development in a safe and environmentally friendly manner.

**MACC (L. John MacMartin, President – 1020 20<sup>th</sup> Avenue SW, P.O. Box 940, Minot, ND 58702-0940 Phone: 701-852-6000):** The MACC supports area businesses and economic development. The MACC has agreed to assist the City by: (a) helping to communicate grant information through the MACC's weekly newsletter and website and (b) having one or more members on the BAC.

**MCVB (Wendy Howe, Executive Director – 1020 South Broadway, Minot, ND 58701 Phone: 701-857-8206):** The MCVB supports business development and tourism. The MCVB will provide planning and support services to the City to facilitate redevelopment/reuse of target properties and serving on the BAC.

**Souris Basin Planning Council (SBPC) (Greg Hagen, Executive Director – 925 20<sup>th</sup> Ave. SW, P.O. Box 2024, Minot, ND 58702-2024, Phone: 701-839-6641):** The SBPC provides financing industrial and commercial facilities through loan programs. The Council will assist developers in finding funding for the redevelopment of qualified brownfield properties within the flooded downtown area or along the Souris River. One or more members will also participate in the BAC.

**MADC (Jerry Chavez, President – 1020 20<sup>th</sup> Ave. SW, Minot, ND 58701, Phone: 701-852-1075):** The MADC is the lead economic development agency serving Minot. The MADC will assist the City by identifying project locations eligible for brownfield funding; helping to fund the redevelopment of the brownfield site; educating local leadership and public outreach; and participating on the BAC.

**Minot State University (MSU) (David Fuller, President – 500 University Avenue West, Minot, ND 58707 Phone: 701-858-3300):** MSU will participate on the BAC and evaluate potential internships, student projects, and class activities related to brownfields through MSU's Studies in Community and Environment program.

**Dakota College (Angela Bartholomay, Environmental Technology Advisor – 105 Simrall Boulevard, Bottineau, ND 58318 Phone: 701-228-5471):** Dakota College intends to develop an internship program and have some of their students assist with the assessment activities. It would be a great opportunity for students to obtain on-the-job training so they can join a workforce-focused on green and sustainable employment opportunities.

**Quentin N. Burdick Job Corps (Rae Schobinger, Center Director – 1500 University Ave. W., Minot, ND 58703 Phone: 701-857-9600):** Job-Corps is a no-cost education and career technical training program administered by the U.S. Department of Labor that helps young people improve the quality of their lives through career technical and academic training. If grant is awarded, they would like to incorporate an environmentally sustainable Job Corps Work Based Learning opportunity with Dakota College and MSU.

**4. PROJECT BENEFITS:** As stated above, redevelopment anticipated to be targeted using this grant includes:

- 1) "Imagine Minot" downtown redevelopment and flood recovery as documented in the 2012 *City of Minot Unmet Needs Assessment*, the 2012 *City Comprehensive Plan*, and the 2012 *Long Term Recovery Framework with an Emphasis on Hazard Mitigation*.
- 2) Other areas impacted and possibly contaminated from the Souris River floodwaters as documented in the 2012 *City of Minot Unmet Needs Assessment* and the 2012 *Long Term Recovery Framework with an Emphasis on Hazard Mitigation*.
- 3) Other areas to be determined later from the initial inventory of sites.

The various benefits are discussed below.

**a. Welfare and/or Public Health Benefits:**

i) How Site Assessments Will Lead to Desired Cleanup and Redevelopment: The assessment grant will characterize brownfields in the City's downtown and other flooded areas bordering the Souris River in an organized and comprehensive manner. This process is critical in identifying sites that may pose a threat to human health and the environment. The City's brownfields pose threats by allowing uncontrolled access to unknown contaminated sites and buildings potentially containing hazardous building materials (asbestos and lead-based paint) as well as areas affected by potentially contaminated floodwaters. The June 2011 flood created numerous new brownfield sites along the River and flood zones, leaving already blighted areas in

even worse condition as flooded properties were abandoned and potentially contaminated sediment was deposited. Remediation of these properties will help to kick-start revitalization of these “Katrina-like” areas.

Threats to residents can be mitigated by bringing these sites and hazardous building materials to the public’s attention and completing site assessments designed to identify the presence and extent of contamination, followed by direct remediation/abatement and/or redevelopment. This is especially important in the downtown area where low-income minority and sensitive populations have grown accustomed to brownfields and may not view them as unusual or dangerous.

To protect public health during assessment activities being funded by this grant, the City plans to provide notice to neighborhood residents prior to beginning any activities that may have an impact on public health. These activities might include, but are not limited to, drilling or soil removal that may allow for airborne contaminants to be ingested or inhaled. A variety of measures will be used to control site access during the assessment process, and will be detailed as part of each site-specific sampling and analysis plan. Dust control measures will be implemented as appropriate at sites with known or potential contamination present at or near the ground surface or within exposed building components. Notices will be posted at the entrance to the assessment sites prior to and during the assessment process with contact information.

A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur. As specified in the HASP, when subsurface samples are collected (i.e., sampling using hollow-stem augers, direct-push soil probes, and test pits) or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled. Decontamination water and purge water generated during groundwater sampling activities will be containerized on-site and appropriately disposed. Following assessment activities, the data generated will be used to help the City and/or a private developer determine how to protect the community during redevelopment activities. Environmental response actions and future site use will be designed to protect the health of residents and prevent exacerbation of contamination.

ii) Anticipated Social and Public Health Benefits: One of the top priorities for use of funds will be to address sites identified as a threat to public health and welfare. As detailed in Section I of the application, there is a strong correlation in the geographic distribution of brownfield sites and areas with the highest concentrations of low income and minority residents. Protection of these sensitive populations and others that are at greatest risk from possible undocumented soil/groundwater contamination, hazardous vapors/particulates, or physical hazards associated with unsafe and unsecured buildings on brownfield properties, will be a top priority for use of assessment grant funding. In addition, degradation to groundwater supplies and surface water and sediment quality which result in health threats resulting from brownfields will also be a focus of the grant.

As previously described, the FDHU and ND DOH will be key partners during implementation of the grant. FDHU staff will perform at least three important roles: (a) sharing of any information on sites where there are documented impacts to public health from environmental contamination, (b) assisting with immediate public health response actions in the event that assessment activities at a particular site reveal contamination that could pose an imminent threat to public health through hazardous vapors, contamination in the vicinity of drinking water supply wells, etc., and (c) review of remedial action plans for public health concerns.

iii) Efforts to Integrate Equitable Development Principles: In order to integrate equitable development principals, Minot has engaged partners in the brownfield assessment project to drive an equitable and sustainable redevelopment with an emphasis on affordable housing. In addition to general goals in the Community’s Comprehensive Plans, specific goals are included in the Unmet Needs Assessment and the Long Term Recovery Framework documents. These goals include: revitalizing the downtown area, encouraging low and moderate income housing, supporting the advancement of urban living services, and increasing connectivity to connect residents to urban employment.

#### **b. Economic Benefits and/or Greenspace:**

i) Economic Benefits: From restoring much needed housing to increasing the tax base, the funding provided through this grant can be the catalyst needed to jump-start the “Imagine Minot” restoration/redevelopment of the downtown area and along the flooded portion of the River. The benefits of bringing this type of positive development to this depressed and underinvested area could go a long way towards reducing both visible and aesthetic blight as well as real economic and environmental threats associated with properties which may have been contaminated before the flood and/or are contaminated because of the flood. Funding for site

assessments in these areas will remove a key financial barrier to the redevelopment of these properties and stimulate area-wide development.

The assessment grant will also provide a direct financial benefit to the City. Use of grant funds for brownfield redevelopment will help return affordable housing, businesses and jobs to the downtown and along the flooded portion of Souris River. The increase in affordable housing and productive, tax-generating property use will result in increased revenues and improved financial capabilities for Minot, which will further support the brownfield project. In addition, following successful restoration and/or redevelopment of a site, the City will also be able to capture additional incremental taxes from the redevelopment to fund environmental response actions/site preparation activities at additional brownfields.

ii) Other Non-Economic Benefits Associated with Sites to be Reused for Greenspace or Other Not-for-Profit Activities: Minot's draft flood control plan relies on a combination of flood control walls/levees/greenway corridors to protect the City from the effects of another devastating flood. These greenway corridors will connect the downtown "Imagine Minot" project area with parks and provide ready access to the River.

**c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:** This grant will provide environmental benefits by funding assessment activities that support brownfield redevelopments which will reduce pollution and resource consumption through infrastructure re-use. Many of the City's brownfields, including the "Imagine Minot" project area, are served by infrastructure (e.g., water and sewer, electricity, natural gas, and roads) which will be modernized as part of the flood recovery process. This assessment grant will support the reuse of these brownfields, which will reduce the amount of energy and resources required for new construction in undeveloped areas. New manufacturing industries will be directed to designated industrial parks, designed and operated in compliance with modern environmental regulatory requirements, and are far less likely to result in environmental impacts.

i) Anticipated Environmental Benefits Beyond Assessment and Remediation of Contaminants: Minot currently lacks any public gathering spaces such as a town square, plazas, or parks which can provide space for farmers markets, cultural performances, and downtown gatherings. The "Imagine Minot" project, as well as other flood recovery/control projects, will result in a greenway and bi-modal trails extending throughout the area. The greenway will create new open spaces and recreational sites which will become corridors for bicyclists and pedestrians to access activities in the downtown area, as well as its businesses.

ii) How Project Will Address Sustainable Redevelopment and Livability Principles: In addition to principals addressed above, this assessment grant will provide environmental benefits by funding activities that support brownfield redevelopments that reduce pollution and resource consumption through infrastructure re-use. Many of the City's brownfield sites include vacant or underutilized industrial buildings and flooded commercial structures with rental properties, which are currently serviced by infrastructure (e.g., water and sewer, electricity, natural gas, and roads). As noted above, Minot has committed \$5.3 million of the CDBG-Disaster Recovery funding, \$18.0 million of EDA funding, \$4.0 million of ND Trust Lands funding, \$3.0 million of MAGIC funds and \$4.5 million for downtown infrastructure improvements related to the "Imagine Minot" project. Reuse of infrastructure and more sustainable reuse will also reduce the pressures of urban sprawl consistent with the City Comprehensive Land Use Plan 2010-2030, Long Term Recovery Framework with an Emphasis on Hazard Mitigation, and Unmet Needs Assessment referenced above.

The reuse of these brownfield sites will also reduce uncontrolled areas of surface contamination that may be impacting stormwater runoff discharging to the River. Potentially contaminated stormwater from brownfield sites may currently flow into the River. By conducting assessments of these sites, the City can encourage sensible redevelopment, including promoting use of innovative stormwater management techniques such as rain gardens and permeable pavement, which will in turn reduce runoff of impacted stormwater.

As a part of the City's sustainability efforts, the City will be seeking to reduce the environmental impact of all investigative work to be consistent with the ongoing Greener Remediation efforts of the U.S. EPA, including the published Greener Cleanup Principles and Core Elements. Green Remediation evaluations will be conducted based on the planned scopes of work and goals of each assessment. A review will be conducted to identify Best Management Practices which could be implemented to reduce the environmental footprint of the assessments, as well as of the recommended cleanup options in remedial action plans.

## Special Considerations Checklist

Please identify (with an **x**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. Describe how each consideration applies to your proposal and/or attach documentation.

- ☐ Community population is 10,000 or less
- ☐ Federally recognized Indian tribe
- ☐ United States territory
- ☐ Applicant assisting a Tribe or territory
- ☐ Targeted brownfield sites are impacted by mine-scarred land
- ☒ Targeted brownfield sites are contaminated with controlled substances
- ☒ Community is impacted by recent natural disaster(s) (2005 or later). To be considered, applicant must identify here the timeframe and type of natural disaster. **2011 flood of the Souris River.**
- ☒ Project is primarily focusing on Phase II assessments
- ☒ Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- ☒ Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions. To be considered, applicant must identify here the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption. **Severe economic disruptions related to the 2011 flood of the Souris River.**
- ☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.
- ☐ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant
- ☒ Community is implementing green remediation plans.

THE WHITE HOUSE  
WASHINGTON

May 10, 2011

The Honorable Jack Dalrymple  
Governor of North Dakota  
Bismarck, North Dakota 58505

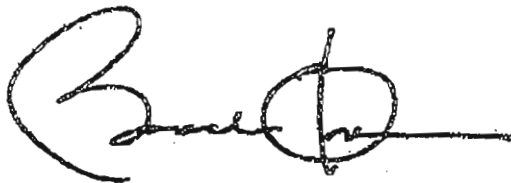
Dear Governor Dalrymple:

I have declared a major disaster under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121 *et seq.* (the "Stafford Act"), for the State of North Dakota due to damage resulting from flooding beginning on February 14, 2011, and continuing. I have authorized Federal relief and recovery assistance in the affected area.

Public Assistance and Hazard Mitigation will be provided. Consistent with the requirement that Federal assistance is supplemental, any Federal funds provided under the Stafford Act for Public Assistance and Hazard Mitigation will be limited to 75 percent of the total eligible costs in the designated areas.

The Department of Homeland Security, Federal Emergency Management Agency (FEMA), will coordinate Federal assistance efforts and designate specific areas eligible for such assistance. The Federal Coordinating Officer will be Mr. Willic G. Nunn of FEMA. He will consult with you and assist in the execution of the FEMA-State Agreement for disaster assistance governing the expenditure of Federal funds.

Sincerely,

A handwritten signature in black ink, appearing to be "Barack Obama", with a long horizontal line extending to the right.

Attachment A: Threshold Documentation



## **THRESHOLD CRITERIA FOR BROWNFIELDS ASSESSMENT GRANTS**

**A. Applicant Eligibility:** The City of Minot is a "general purpose unit of local government" as that term is defined in 40 CFR Part 31 and is therefore eligible to apply for and be awarded a U.S. EPA grant for the assessment of hazardous substance brownfields.

**B. Letter from Environmental Authority:** A letter of support signed by the North Dakota Department of Health is presented as Attachment B.

**C. Site Eligibility and Property Ownership Information:** Not applicable for proposals for community-wide assessment grants.

**D. DUNS Number:** City of Minot's DUNS number is 07-649-8799

**E. Central Contractor Registration:** The City of Minot is registered in the CCR system.

Attachment B: Letter from the State



**NORTH DAKOTA**  
DEPARTMENT of HEALTH

ENVIRONMENTAL HEALTH SECTION  
Gold Seal Center, 918 E. Divide Ave.  
Bismarck, ND 58501-1947  
701.328.5200 (fax)  
www.ndhealth.gov



FILE: Brownfields Sites – Minot, North Dakota

November 7, 2012

Donna Bye  
City of Minot  
515 2<sup>nd</sup> Ave. SW  
Minot, ND 58701

Dear Ms. Bye:

This letter is written regarding the submittal of Brownfield grant applications by the city of Minot.

The Department supports the city of Minot's submittal of community wide assessment and planning grant applications to the U. S. Environmental Protection Agency. These applications are for the Fiscal Year 2013 Brownfield Grant Competition.

The applications are for conducting assessments at potentially petroleum contaminated and hazardous substance contaminated Brownfield sites within the community. It appears that the city will be concentrating on assessments and potential redevelopment of the downtown area (Renaissance Zone) along with other areas within the city of Minot. Flooding issues along the Souris River in Minot have left the City with the need for funds such as the Brownfields assessment and planning grants to help with rebuilding/redevelopment of areas impacted by the flood.

Again, the Department supports your submittal of these grant applications and hopes Minot will be selected as a grant recipient. If a grant was awarded, the North Dakota Health Department could provide a representative to serve on a Brownfields Advisory Committee, if such a committee was developed.

Should you have any questions regarding this letter, please feel free to contact me.

Sincerely,

Curtis L. Erickson, Manager  
Hazardous Waste Program  
Division of Waste Management

CLE:lk

cc: Hiedi Waller- Santec Consulting Services, Inc. ✓



# North Dakota Department of Health

## Environmental Health Section

Gold Seal Center, 918 East Divide Avenue, Bismarck, ND 58501-1947

Fax Number (701) 328-5200

Website: [www.ndhealth.gov/ehs](http://www.ndhealth.gov/ehs)

### *Information Directory*



---

#### **Environmental Health Section Chief's Office (701) 328-5150**

Chief: L. David Glatt

Performance Partnership Agreement & Grants Coordination - Teri Lunde

Information Technology Coordination - Gold Seal Center Campus - Allen Johnson

Lab Campus - Kevin Kosse

Data Management - Gary Haberstroh

Public Communication, Information Development & Staff Training - Melissa Miller

Quality Assurance & Hazwoper Training - Al Hunt

Legal - Margaret Olson (701) 328-5151

---

#### **Division of Air Quality (701) 328-5188**

Director: Terry O'Clair

**Air Quality Permitting & Compliance -**

**Jim Semerad**

- > Air Quality Permits
- > Air Quality Inspections
- > Emission/Stack Testing
- > Emission Inventory
- > Open Burning (other than landfills)
- > Visible Emission/Odor Certification
- > Oil and Gas Wells
- > Air Quality Questions and Complaints

**Air Quality Impact Analysis - Steve Weber**

- > Dispersion Modeling

**Air Quality Monitoring - Justin Mayer**

- > Ambient Air Quality Data
- > Ambient Network Operations

**Radiation & Indoor Air Quality - Daniel Harman**

- > Radioactive Materials
  - > Radon
  - > X-Ray Machines
  - > Asbestos
  - > Indoor Air Quality
  - > Mammography Quality Assurance
  - > Lead Paint
- 

#### **Laboratory Services**

2635 East Main, P.O. Box 5520, Bismarck, ND 58506-5520

Fax: (701) 328-6280

Director: Myra Kosse

**Division of Chemistry (701) 328-6140**

Assistant Director: Jim Quarnstrom

Quality Control/Quality Assurance: Errol Erickson

**Analysis of Environmental Samples**

**Environmental Laboratory Certification**

**Division of Microbiology (701) 328-6272**

**Analysis of Clinical Public Health Specimens  
and Environmental Microbiology Including  
Laboratory Certification**

**Environmental Microbiology Contact: Lisa Well**

---

#### **Division of Municipal Facilities (701) 328-5211**

(701) 328-6628 (Environmental Training Center)

Director: D. Wayne Kern

**Clean Water State Revolving Loan Fund  
Program - Dave Bergsagel**

- > Clean Water Revolving Loan Fund
- > Plan Review (wastewater systems)

**Drinking Water State Revolving Loan Fund  
Program - David Bruschwein**

- > Drinking Water Revolving Loan Fund
- > Plan Review (water systems)

**Drinking Water Program - Larry Thelen**

- > Safe Drinking Water Act
  - > Community Fluoridation Program
  - > Training and Certification of Water & Wastewater Facility Operators
  - > Inspections of Water & Wastewater Facilities
  - > North Dakota Water & Pollution Control Conference
  - > Publication of the Official Bulletin
-

---

## **Division of Waste Management (701) 328-5166**

Director: Scott Radig    Assistant Director: Steve Tillotson

### **Solid Waste Program - Steve Tillotson**

Solid Waste Management  
Municipal, Industrial, Special & Inert Waste  
> Permits, Inspections  
> Operator Training & Certification  
> Open Burning (at solid waste facilities)  
> Transfer Stations  
Coal Combustion & Offsite Oilfield Waste  
Land Treatment  
Scrap Tires & Tire Recycling  
Waste Reduction, Recycling & Composting  
Energy Recovery  
Biomass (waste wood, etc.)  
Beneficial Use  
Nutrient Management (Ag Processing)  
Emergency Waste & Debris Management  
Abandoned & Dangerous Buildings  
Abandoned Motor Vehicle Projects, Auto  
  Saivage & Scrap Metal  
Pollution Prevention (P2)  
Solid Waste Planning

### **Hazardous Waste Program & Toxic Substance Control Act - Curt Erickson**

Hazardous Waste  
> Permits  
> Inspections  
> Corrective Action  
Superfund  
> CERCLIS Sites  
> Emergency Response  
Emergency Spill Response  
> Site Assessment  
> Site Remediation  
Brownfields  
Laboratory/Agricultural/Household Chemical  
  Wastes  
Polychlorinated Biphenyls (PCBs)  
Used Oil  
Infectious Waste  
Waste Transporter Permits

### **Underground Storage Tank Program – Carl Ness**

Underground Storage Tanks (USTs) > Petroleum > Hazardous Substances Above-ground Storage Tanks (ASTs) > Spills, Assessments > Certification of Biofuels Blender Pump Installation	Leaking Underground Storage Tank (L U S T ) Trust Fund > Assessment, Remediation Antifreeze Registration Petroleum Products Testing Spill Response
--	---

---

## **Division of Water Quality (701) 328-5210**

Director: Dennis Fewless

### **Surface Water Quality/Management - Michael Ell**

> Water Quality Standards  
> Nonpoint Source Pollution Management  
> Rivers and Stream Monitoring and Assessment  
> Clean Lakes Assessments  
> Fish Consumption Advisory  
> Watershed Management  
> Water Quality Modeling

### **Water Quality Special Projects - Mike Sauer**

> 404 Dredge & Fill  
> 401 Water Quality Certification  
> Environmental Impact Statements  
  (EIS) Review  
> Water Quality Standards

### **Wastewater Facility/Permits – Karl Rockeman**

> North Dakota Pollutant Discharge Elimination  
  System (NDPDES) Permits  
> Wastewater Releases  
> Stormwater Regulations  
> Feedlot Inspections/Approval/Runoff  
> Septic Pumps  
> Small Business Assistance  
> Pretreatment

### **Groundwater Protection Program - Carl Anderson**

> Underground Injection Control (UIC) Program  
> Source Water Protection  
> Groundwater Remediation and Assessment  
> Spill Response

---

## **OTHER Environmental Information**

### **Environmental Health Section**

**Fargo Office**, 2301 8th Ave. N., Fargo, ND 58102, (701) 476-4121, Fax (701) 241-8109

**Towner Office**, 314 Main St S. #2, Towner, ND 58788, (701) 537-2043, Fax (701) 537-2044

**Environmental Hot Line** 1-800-755-1625

**Environmental Training Center** 2639 E. Main Ave., Bismarck, ND 58501, (701) 328-6628, Fax (701) 328-6206

**Approvals of Anhydrous Ammonia Facilities - State Ag Dept.** (701) 328-2231

**Emergency Response Spills - State Radio** 1-800-472-2121 (in-state) or (701) 328-9921 (out-of-state)

**Oil Field Related Spills - Oil & Gas Division** (701) 328-8020

**Petroleum Tank Relief Compensation Fund (PTRCF) - Jeff Bitz-ND Insurance Dept.** (701) 328-9600

**SARA Title III - Department of Emergency Services** Fraire Barracks, P.O. Box 5511, Bismarck, ND 58506-5511, (701) 328-8100

---

Attachment C: Community-based Organization (CBO) Letters of Support





November 13, 2012

Ms. Donna Bye  
City Planner  
PO Box 5006  
Minot, ND 58702

RE: City of Minot - EPA Brownfield Grant Applications Letter of Support

Dear Ms. Bye:

The Minot Housing Authority (MHA) administers the Housing Choice Voucher Program (formerly Section -8 Housing Program) and Public Housing in Ward County. The Housing Choice Voucher Program and Public Housing Program are regulated by the Department of Housing and Urban Development (HUD). MHA owns and operates 221 apartments in Milton Young Towers and 40 family sites scattered throughout Minot. High priority for Public Housing is given to elderly and persons with disabilities. MHA also provides resources and referral information to those receiving housing assistance.

Housing is a significant problem in Minot. The flood in 2011 destroyed much of Minot's housing gains over the last several years and turned an acute housing shortage into a crisis. Downtown revitalization was identified in the Minot CDBG Action Plan as an essential element for growth and sustained development. Following the flood in 2011, this became even more essential as the downtown area suffered extensive damages receiving the brunt of the flood's impact. As important as it is to provide safe and affordable housing outside the impacted flood area, the City of Minot must also revitalize its damaged downtown area to avert blight in the future.

We strongly support efforts for the assessment of any hazardous substances, including but not limited to petroleum, and also the associated planning for the redevelopment of these areas. It is critical for the City of Minot as a whole to assess and plan for the redevelopment of the "heart of our community", the downtown and along the Souris River. If a grant is awarded, the MHA will provide a member to serve on the Brownfield Advisory Committee. We look forward to a collaborative effort to spur development in a safe and environmentally friendly manner.

Sincerely,

Tom Pearson  
Executive Director of Minot Housing Authority

.....

November 1, 2012

Ms. Donna Bye  
City Planner  
City of Minot Planning Department  
1025 31st St SE  
Minot, ND 58701-5253

Dear Ms. Bye:

The Minot Area Chamber of Commerce supports efforts by the City of Minot to obtain funding from the U.S. EPA for community wide grants for assessment of hazardous substance and petroleum Brownfields. Since 1923, the Minot Area Chamber of Commerce has been supporting area businesses, promoting community development and participating in strategic alliances in both tourism and economic development. It is our belief that redevelopment and cleanup of Brownfields in the City of Minot is a crucial step in attracting new business and residents to our community.

If the U.S. EPA selects the City for one or more grants, the Chamber is prepared to assist the City by communicating grant information through our monthly newsletter and website. In addition, if requested, the Chamber will identify one or more individuals to participate in the Brownfield Advisory Committee.

We look forward to embracing these opportunities and collaborating with the City on projects generated by these grants.

Respectfully,



L. John MacMartin, CCE  
President  
Minot Area Chamber of Commerce



October 30, 2012

Ms. Donna Bye  
City Planner  
City of Minot  
1025 31<sup>st</sup> Ave SE  
Minot, ND 58701

RE: Letter of support for the City of Minot's application to use the US EPA for Brownfield Assessment and Planning Grants

Dear Ms. Bye,

The Minot Convention and Visitors Bureau is writing this letter in support of the application of the City of Minot to obtain funding from the US EPA in pursuit of Brownfield grants.

The CVB supports local business development and tourism awareness in the City of Minot and the surrounding area, and recognizes that redevelopment of Brownfields sites and dealing with their environmental legacy of our community.

The CVB is committed to partnering with the City of Minot and Ward County to help achieve the successful implementation of the grant(s). The Bureau will provide a representative to serve on the Brownfields advisory committee as well as provide planning and other support as it may help facilitate redevelopment and reuse of any sites targeted for assessment in Minot. In addition we will assist with the communication of information pertaining to the grant to the residents, businesses, community leaders, and other stakeholders in the Minot area.

We believe that the redevelopment of the Brownfields properties is important to continuing with the revitalization activities in the community. We believe that an award by EPA of funding to the City of Minot will be a valuable tool for helping our community to recover and rebuild from the devastating effects of the flooding from 2011.

Sincerely,

A handwritten signature in cursive script that reads "Wendy A. Howe".

Wendy Howe  
Executive Director



# Souris Basin Planning Council

925 20th Ave. SW • P.O. Box 2024 • Minot, ND 58702-2024

Telephone: 701-839-6641 • Fax: 701-838-8955

E-mail: [info@sourisbasin.org](mailto:info@sourisbasin.org) • Website: [sourisbasin.org](http://sourisbasin.org)

---

November 15, 2012

Ms. Donna Bye, City Planner  
City of Minot  
1025 31<sup>st</sup> Avenue SE  
Minot, ND 58701

Dear Ms. Bye:

The Souris Basin Planning Council supports the efforts of the City of Minot to obtain funding from the U.S. EPA in pursuit of Brownfields assessment and planning grants. For the past twenty years the Planning Council has been active in the Minot community and region in financing industrial and commercial activities through our loan programs. These loan programs include an EDA Revolving Loan Fund (RLF), a USDA Intermediary Relending Program (IRP), a HUD Community Development Loan Fund (CDLF), and an SBA 504 loan program. These loan funds aid in the startup and/or expansion of primary sector, retail sector, and service sector businesses, which create jobs and/or add wealth to the community. The CDLF program in particular focuses on the creation of jobs for low/moderate income individuals, the long-term unemployed and the underemployed.

If the U.S. EPA selects the City for a grant, the Planning Council is prepared to assist the City of Minot in any way that is requested. In addition, the Planning Council, at the City's request, will provide one or more members to participate in a Brownfield Advisory Committee.

We look forward to embracing these opportunities and collaborating with the City of Minot on projects generated by these grants.

Sincerely,

Greg Hagen  
Executive Director



1020 20<sup>th</sup> Ave. SW  
Minot, ND 58701  
Phone (701) 852-1075  
Fax (701) 857-8234  
E-mail: made@minotusa.com  
Website: www.minotusa.com

November 15, 2012

Ms. Donna Bye, City Planner  
City of Minot  
1025 31<sup>st</sup> St SE  
Minot, ND 58701-5253

RE: City of Minot's Application to US EPA for Brownfield Community-Wide Assessment & Planning Grants

Dear Ms. Bye:

This letter is written in support of the City of Minot's efforts to seek community-wide Brownfield assessment and planning funding through United States Environmental Protection Agency. The Minot Area Development Corporation (MADC), acting as the lead economic development agency serving the Minot area, is fully committed to partnering with agencies at the federal, state and local level to create a vibrant economy with enhanced opportunities for the business community and area residents. I have personally been involved with a Brownfield's project during my association with another economic development agency in Great Falls, MT prior to coming to MADC so I believe I can bring this experience to assisting in delivering a successful Minot Brownfield project.

MADC has prior experience delivering successful Minot projects that have received federal dollars through United States Economic Development Administration, United States Department of Housing and Urban Development. We believe that there are many locations in Minot that would fit within specific programming criteria for an EPA-Brownfield program and funding.

An overview of our commitment as related to securing Brownfield funding is as follows:

1. Assist the City of Minot in identifying a specific project location that is eligible for Brownfield program
2. Assist the City of Minot in development match funding associated with Brownfield project
3. Assist with the education of local leadership and public outreach
4. Serve on the Brownfield Advisory Committee to manage a specific Brownfield project

We look forward to a favorable outcome of this process that will allow for site redevelopment and revitalization in Minot ND.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jerry Chavez', is written over a horizontal line.

Jerry Chavez, President  
Minot Area Development Corporation



Office of the President

November 6, 2012

Ms. Donna Bye  
City Planner  
PO Box 5006  
Minot, ND 58702

Dear Ms. Bye:

Minot State University supports efforts by the City of Minot to obtain funding through the United States EPA for community wide grants assessment and planning grants. We support the local business development and awareness in the City and recognize that redevelopment of brownfields sites and dealing with their environmental legacy of contamination is an important issue for maintaining the economic vitality of our community.

As an educational institution, we see many benefits in providing opportunities that educate the community on environmental risks and the direct health benefits of addressing contaminated sites. We are working to offer a Bachelor of Arts Degree in Studies in Community and Environment (SCE). The purpose of SCE is to provide an interdisciplinary approach to the study of human interactions and present students with the opportunity to gain knowledge of and sensitivity to the scientific, social, political, economic, aesthetic, and cultural aspects of the human–environment interaction. The ultimate purpose of our program will be to foster understanding of the causes for current environmental and community problems (including our personal roles in causing these problems), and to empower students to change their own behavior and take leadership roles in addressing community and environmental issues. For this reason, our program will include experiential learning projects involving students, faculty, and community members.

If the City is awarded the one or more grants, one or more of our staff will participate on the Brownfields Advisory Committee. We will also evaluate potential internships, student projects, and class activities related to brownfields through our SCE program.

Sincerely,

A handwritten signature in cursive script, appearing to read 'David Fuller'.

David Fuller  
President



November 8, 2012

Ms. Donna Bye, City Planner  
PO Box 5006  
Minot, ND 58702

Dear Ms. Bye:

Dakota College at Bottineau is a two-year public community college located in Bottineau, North Dakota, which is approximately 80 miles northeast of Minot. It is an affiliate campus of Minot State University. Dakota College and Minot State have been cooperating since 1996 to bring quality education programming to north central North Dakota.

We offer an Environmental Technology program, which has two fields of study, 1) laboratory and field technician and 2) a natural resource management. The laboratory and field technician program prepares students to perform tasks associated with laboratory and field testing of water, soil, and air to determine concentrations and sources of contaminants. These Students are trained to collect samples for testing or be involved in abating, controlling, or remediation of sources of environmental pollution. The natural resource management program prepares students to perform tasks associated with managing, improving and protecting natural resources for economic &/or recreational purposes. Graduates of this program may assist in data collection and inventories of natural resources, providing recommendations, developing and implementing natural resource management plans.

The current state of North Dakota could provide an excellent living environmental laboratory for my students and careers for them long into the future. We strongly support the City of Minot's applications to the US EPA for Brownfield Assessment and Planning Grants. It is our hope that if grants were obtained, an internship program could be developed for some of our students to assist with the actual assessments and planning. Our laboratory and technician program almost perfectly aligns with the activities associated with an assessment grant and our natural resource management program almost perfectly aligns with the activities associated with a planning grant. What a great opportunity for our students to obtain on-the-job training and to make them stronger and more ready to enter the workforce!

Please let us know if there is any additional ways we may be of support! The educational opportunities associated with these grants would be phenomenal to the success of our programs and so we'd like to offer our support any way we can!

Sincerely,

Angela Bartholomay  
Environmental Technology Advisor  
Dakota College @ Bottineau  
701-228-5471

**DAKOTA COLLEGE AT BOTTINEAU**

105 SIMRALL BOULEVARD • BOTTINEAU ND 58318-1198 • 701-228 5400 • WWW.DAKOTACOLLEGE.EDU

# BURDICK JOB CORPS CENTER

1500 University Ave. W.  
Minot, ND 58703



Phone (701) 857-9600  
Fax (701) 838-9979

November 7, 2012

Ms. Donna Bye  
City Planner  
City of Minot Planning Department  
1025 31<sup>st</sup> St SE  
Minot, ND 58701-5253

RE: City of Minot's EPA Application for Brownfield Assessment and Planning Grants

Dear Ms. Bye:

Job-Corps is a no-cost education and career technical training program administered by the U.S. Department of Labor that helps young people ages 16 through 24 improve the quality of their lives through career technical and academic training. The Job Corps program is authorized by Title I-C of the Workforce Investment Act of 1998. The Quentin N. Burdick Job Corps Center opened in 1994 and is located on the former site of the John Moses Air Force Hospital in Minot, North Dakota.

We fully support the City of Minot's EPA Brownfield Application for Assessment and Planning Grants. If the City were to be awarded the Grant(s), this would be a great opportunity for us to develop an environmentally focused Job Corps Work Based Learning opportunity with Dakota College and Minot State University both located here in Minot. Dakota College has a Natural Resources/Environmental Technology 2- year academic program and Minot State University has a Bachelor of Arts Degree in Studies in Community and Environments that would both fit perfectly with some of the elements of the work associated with the Brownfield grant program. You will see on our website that we have highlighted: "Job Corps is taking steps to help protect our environment and connect students with business and their surrounding communities through green training." We currently have listed green training in advanced manufacturing, automotive, and construction industry areas. Training on environmental brownfield sites would be a perfect fit for our core goals.



We look forward to the possibility of working with young students to help develop their job experience in such an exciting and important field of work. Please let us know if there is any other way we may be of assistance.

Sincerely,

A handwritten signature in black ink, reading "Rae Schobinger". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Rae Schobinger  
Center Director  
Burdick Job Corps Center

Cc: Lyn Pinnick, VP of Operations, MINACT, Inc.

Attachment D: Special Considerations Checklist

## Special Considerations Checklist

Please identify (with an **x**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. Describe how each consideration applies to your proposal and/or attach documentation.

- ☐ Community population is 10,000 or less
- ☐ Federally recognized Indian tribe
- ☐ United States territory
- ☐ Applicant assisting a Tribe or territory
- ☐ Targeted brownfield sites are impacted by mine-scarred land
- ☒ Targeted brownfield sites are contaminated with controlled substances
- ☒ Community is impacted by recent natural disaster(s) (2005 or later). To be considered, applicant must identify here the timeframe and type of natural disaster. **2011 flood of the Souris River.**
- ☒ Project is primarily focusing on Phase II assessments
- ☒ Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- ☒ Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions. To be considered, applicant must identify here the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption. **Severe economic disruptions related to the 2011 flood of the Souris River.**
- ☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.
- ☐ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant
- ☒ Community is implementing green remediation plans.

THE WHITE HOUSE  
WASHINGTON

May 10, 2011

The Honorable Jack Dalrymple  
Governor of North Dakota  
Bismarck, North Dakota 58505

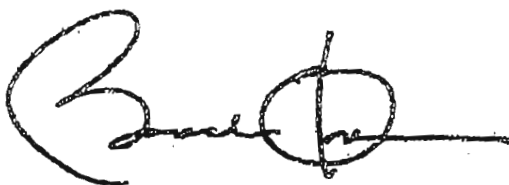
Dear Governor Dalrymple:

I have declared a major disaster under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121 *et seq.* (the "Stafford Act"), for the State of North Dakota due to damage resulting from flooding beginning on February 14, 2011, and continuing. I have authorized Federal relief and recovery assistance in the affected area.

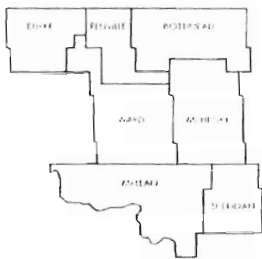
Public Assistance and Hazard Mitigation will be provided. Consistent with the requirement that Federal assistance is supplemental, any Federal funds provided under the Stafford Act for Public Assistance and Hazard Mitigation will be limited to 75 percent of the total eligible costs in the designated areas.

The Department of Homeland Security, Federal Emergency Management Agency (FEMA), will coordinate Federal assistance efforts and designate specific areas eligible for such assistance. The Federal Coordinating Officer will be Mr. Willie G. Nunn of FEMA. He will consult with you and assist in the execution of the FEMA-State Agreement for disaster assistance governing the expenditure of Federal funds.

Sincerely,

A handwritten signature in black ink, appearing to be "Barack Obama", with a large, stylized initial "B" and a circular flourish at the end.

Attachment E: Additional Partner Letters of Support



OFFICES IN:  
Minot, Bottineau, Howells, Garrison,  
Kenmare, McClosky, Minot AFB,  
Mottall, Towner & Washburn

## FIRST DISTRICT HEALTH UNIT

PO Box 1268 • 801 - 11th Avenue SW • Minot, ND 58702-1268  
Phone (701) 852-1376 • Fax (701) 852-5043 • [www.fdh.u.org](http://www.fdh.u.org)



**Public Health**  
Prevent. Promote. Protect

October 29, 2012

Donna Bye – City Planner  
515 2<sup>nd</sup> Ave. Southwest  
Minot, ND 58701

RE: City of Minot Applications to the U.S. EPA for Community Wide  
Brownfields Assessment & Planning Grants

This letter is written in regards to the submittal of U.S. EPA brownfields grant applications by the City of Minot. First District Health Unit (FDHU) supports the City of Minot in their submittal of two community wide assessment grant applications along with a planning grant application to the U.S. EPA. These applications are for the Fiscal Year 2013 Brownfields Grant Competition.

Minot was devastated by the June 2011 flood when the Souris River crested at 1,561.72 feet above sea level, three feet above the previous record set back in 1881. Around 12,000 people were evacuated and approximately 20 percent of Minot sustained damage from the flood. This figure includes over 2,700 homes, 52 multi-unit apartment buildings, 236 government-owned properties, 148 commercial buildings and a hospital that sustained damage from the overland flooding. Much of the City's infrastructure needs to be repaired and/or replaced. An elementary school and a middle school were totally destroyed and four others were damaged. The projected impact to the City's park system alone is \$25 million to \$50 million.

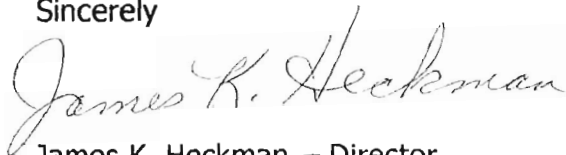
FDHU has sixty staff members providing a variety of public health services such as preventative health care, environmental health protection, nutrition counseling, and health promotion and safety education programs for a seven county area in north central North Dakota. The FDHU Environmental Health Division addresses environmental health risks such as exposure to lead based paint, asbestos, water testing, and exposure via various pathways to contaminants associated with brownfields and other contaminated sites.

The USEPA funding will assist Minot in conducting brownfield assessments to characterize sites and is expected to expedite the final design of the flood mitigation process as well as spur reconstruction. Flood control will help facilitate site reuse and redevelopment in the Souris River corridor. Flood control measures will likely include

greenways along the River to reduce impacts of future flooding events and improve water quality downstream. Rehabilitation of flood damaged properties in the downtown area will increase housing available to Minot residents. The FDHU will assist Minot's brownfield program by conducting an environmental health review of the impacted properties. When needed, FDHU staff will review analytical results from the Phase II evaluations and quantify the probable health impacts. A member of FDHU will serve on the City's Brownfields Advisory Committee.

Please feel free to contact me if there are questions.

Sincerely

A handwritten signature in cursive script that reads "James K. Heckman". The signature is written in dark ink and is positioned above the printed name and title.

James K. Heckman – Director  
Environmental Health Division



November 13, 2012

Ms. Donna Bye  
City Planner  
PO Box 5006  
Minot, ND 58702

RE: City of Minot - EPA Brownfield Grant Applications Letter of Support

Dear Ms. Bye:

The Minot Housing Authority (MHA) administers the Housing Choice Voucher Program (formerly Section -8 Housing Program) and Public Housing in Ward County. The Housing Choice Voucher Program and Public Housing Program are regulated by the Department of Housing and Urban Development (HUD). MHA owns and operates 221 apartments in Milton Young Towers and 40 family sites scattered throughout Minot. High priority for Public Housing is given to elderly and persons with disabilities. MHA also provides resources and referral information to those receiving housing assistance.

Housing is a significant problem in Minot. The flood in 2011 destroyed much of Minot's housing gains over the last several years and turned an acute housing shortage into a crisis. Downtown revitalization was identified in the Minot CDBG Action Plan as an essential element for growth and sustained development. Following the flood in 2011, this became even more essential as the downtown area suffered extensive damages receiving the brunt of the flood's impact. As important as it is to provide safe and affordable housing outside the impacted flood area, the City of Minot must also revitalize its damaged downtown area to avert blight in the future.

We strongly support efforts for the assessment of any hazardous substances, including but not limited to petroleum, and also the associated planning for the redevelopment of these areas. It is critical for the City of Minot as a whole to assess and plan for the redevelopment of the "heart of our community", the downtown and along the Souris River. If a grant is awarded, the MHA will provide a member to serve on the Brownfield Advisory Committee. We look forward to a collaborative effort to spur development in a safe and environmentally friendly manner.

Sincerely,

Tom Pearson  
Executive Director of Minot Housing Authority







# State Emergency Response Commission

PO Box 5511

Bismarck, ND 58506-5511

Tel: (701) 328-8100

Fax: (701) 328-8181

Email: [nddes@nd.gov](mailto:nddes@nd.gov)

Website: [www.nd.gov/des](http://www.nd.gov/des)

November 14, 2012

Donna Bye, Minot City Planner  
515 2<sup>nd</sup> Avenue Southwest  
Minot, ND 58701

RE: City of Minot Applications to the United States Environmental Protection Agency (USEPA) Community Wide Brownfields Assessment & Planning Grants

Dear Ms. Bye:

In the aftermath of the 2011 City of Minot Flood that displaced approximately one third of the population equating to 12,000 residents, it is imperative assessment and planning be conducted in a thoroughly organized and inclusive process. Receipt of the Brownfields Grant dollars will help ensure residents emerge with a vibrant, strong city that includes a sustainable long term economic base by drastically reducing risk.

As reported in the City of Minot Community Development Block Grant Disaster Recovery Action Plan, the Souris River, in the Minot area, started to rise in April 2011 and continued throughout May. On May 23, emergency levee operations began and on May 31, city officials ordered the first mandatory evacuation of thousands of people. The river crested approximately one foot lower than expected and residents were allowed to return to their homes. Subsequently, the river continued to rise and on June 22, water began to overtop levees in the cities of Burlington and Minot. Evacuation sirens were activated and mandatory evacuation orders were issued to residents of Burlington and Minot. Between two and fifteen feet of water inundated approximately 11,456 acres of land which impacted more than 4,800 structures. Water levels did not begin to recede until the middle of July. The Army Corps of Engineer's estimated the amount of damage to be \$600,000,000.

Sanitary sewers backed up and flowed uncontained into the Souris River for approximately three weeks. Damage assessment indicated 12 of 27 lift stations along with 33 miles of storm sewer infrastructure were damaged and all 13 wells supplying the cities were inundated. This widespread destruction led to a series of health, safety, and environmental problems related to hazardous discharge and contamination of potable water. Repairing and upgrading the infrastructure are critical to the long-term disaster recovery but it is also vitally important to obtain an assessment of the types and concentrations of hazardous substances that remain in the environment.

Jack Dalrymple  
Governor

Major General David Sprynczynatyk  
Director - Department of Emergency Services

Greg M. Wilz  
Director - Division of Homeland Security

Mike Lynk  
Director - Division of State Radio

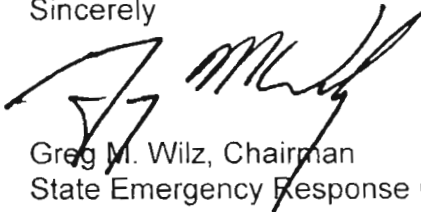
The USEPA funding will assist Minot in conducting Brownfields Assessments to characterize sites and is expected to expedite the final design of the flood mitigation process as well as spur reconstruction. Flood control measures will include greenways along the river to reduce impacts of future flooding events and improve water quality downstream. These measures will facilitate site reuse and redevelopment.

As Director of the Division of Homeland Security, North Dakota Department of Emergency Services (NDDDES) and Chairman of the North Dakota State Emergency Response Commission (SERC), I consider the assessment and planning issues of paramount importance and when requested, will appoint personnel from NDDDES, lead agency of the SERC, to assist the city's Brownfields Advisory Committee.

I urge USEPA officials to award the City of Minot a Fiscal Year 2013 Brownfields Grant. Revitalizing Minot is essential to the landscape of the entire state.

If questions arise, please contact me at 701-328-8249.

Sincerely

A handwritten signature in black ink, appearing to read 'Greg Wilz', is written over the typed name and title.

Greg M. Wilz, Chairman  
State Emergency Response Commission

Attachment F: Additional Leveraging Commitments

## United States Senator John Hoeven for North Dakota

### News Releases

MINOT, N.D. – Senator John Hoeven today said Minot's \$18 million grant request to the Economic Development Administration's (EDA) for the city's Imagine Downtown reconstruction project has been approved by the agency's Investment Review Committee. The senator said there is additional work to do before the grant is awarded, but the funds have now been set aside for Minot and represent a big part of the ambitious Imagine Downtown project.

The \$140 million Imagine Downtown project is a complex of business and residential renewal projects that will help restore the city's downtown following last year's severe flooding. The \$18 million, which is from 2012 EDA disaster recovery funding, will improve and expand Minot's downtown infrastructure in support of the city's larger reconstruction effort. The grant will be combined with approximately \$4.5 million in city match, for a total of \$22.8 million. Half of the Imagine Downtown project will consist of low and moderate income housing.

In particular, the EDA grant will help to fund the replacement of destroyed or damaged public downtown infrastructure, including streets, curbs, storm sewers, water mains, street lights traffic lights and other projects, as well as create new infrastructure to support current and active redevelopment projects within the project area.

The city is also seeking approval for \$5.3 million in Community Development Block Grant disaster recovery funding from the Department of Housing and Urban Development (HUD) to construct two downtown parking facilities for the complex. The balance of funding for the Imagine Downtown project will come from approximately \$110 million in private equity.

"Imagine Downtown is an ambitious effort that will reinvigorate downtown Minot, and this funding is a key part of the project," Hoeven said. "It will enable Minot to continue to grow and build a bigger, brighter and stronger city than ever before for the future."

Approximate Imagine Downtown project funding includes:

EDA \$18 million

City \$4.5 million

HUD (CDBG) \$5.3 million

Magic Fund \$3.0

Private Equity \$110 million

TOTAL: \$140.8

### Virgil Workman Village

As the downtown project advances, a second area of residential development, the Virgil Workman Village, is also moving forward. The senator and city officials have been working with a private developer who has agreed to keep the trailers on the Virgil Workman site. Hoeven and city officials visited the village later in the day to advance the plan to transition to a private-sector residential housing development.

Built during the height of last year's flooding, the park has served as a temporary housing site for FEMA trailers. Because of the urgency of the disaster and the need to get flood victims settled in housing, the Army Corps of Engineers did not build the infrastructure to city specifications.

Hoeven has been working with the Corps to fix the infrastructure problems so that the temporary FEMA trailers could be sold or donated to victims for permanent housing. The senator today said that the Corps has agreed to upgrade the sewer infrastructure at the site to city specifications to help with the transition.

On hand for the meeting were: Mayor Curt Zimbelman, City Manager David Waind, City Finance Director Cindy Hemphill, Public Works Director Dan Jonasson, City Engineer Lance Meyer and Jason Zimmerman and Lyndsay Ulrickson, both from Souris River Basin Planning.

Permalink: <http://hoeven.senate.gov/public/index.cfm/2012/11/hoeven-18-million-in-disaster-recovery-grant-request-for-minot-s-downtown-reconstruction-project-approved-by-eda-investment-review-committee>

Washington D.C.  
120 Russell Senate Office  
Bldg.  
Washington DC, 20510  
Phone: 202-224-2551  
Fax: 202-224-7999

Bismarck, ND  
US Federal Building  
220 East Rosser Avenue  
Room 312  
Bismarck, ND 58501

Fargo, ND  
1802 32nd Avenue South  
Room B  
Fargo, ND 58103  
Phone: 701-239-5389  
Fax: 701-239-5112

[Email the Senator](#)

Phone: 701-250-4618  
Fax: 701-250-4484  
Grand Forks, ND  
Federal Building  
102 North Fourth Street  
Room 108  
Grand Forks, ND 58203  
Phone: 701-746-8972

Minot, ND  
315 Main Street, South  
Room 204  
Minot, ND 58701  
Phone: (701) 838-1361